

## Notice Inviting Tender (NIT)

**E-Tender Notification No:** 2025\_KMB\_774245\_2

**Dated:** 15-10-2025

### Request For Proposals (RFP)

#### (E-Tendering mode only)

The Kerala Maritime Board (KMB) invites online bids comprising of Technical and Financial bids from interested and eligible Bidders for the "Development of Maritime Enclave at Port Bungalow, Kozhikode" as detailed below:

Sl.No.	Item	Particulars
1.	Project Title	RFP for "Development of Maritime Enclave at Port Bungalow, Kozhikode"
2	Authority	Kerala Maritime Board represented by its Chief Executive Officer (CEO)
3	Project Site	The land measuring approximately 0.9 acres located at Kozhikode Beach, Kerala, under the ownership of Kerala Maritime Board, Government of Kerala.
5	Scope of Work	The scope of the Project shall mean and include, during the Concession Period to develop the Marine Port Bungalow in Public Private Partnership (PPP) mode as detailed in Clause 1.2.
6	Envisaged Development	<b>6.1 Development Options</b>  The bidder should design, develop, finance, procure and construct the Project, including infrastructure facilities and Other Permissible Developments, on the Site in any of the 5 usage options. The bidder is free to propose the development in a phased manner.  A. Premium Marine Boutique Residential Bungalow or Hotel: - development should have minimum 10 rooms of 3 star and above facilities

Sl.No.	Item	Particulars
		<p>B. Auditoriums/Convention Centre: - development should have a minimum of 1500 Sq.Mtr area</p> <p>C. Retail shops /Restaurants / Canteen / Commercial Offices / Establishments / Coworking spaces: - development should have a minimum of 300 Sq.Mtr area</p> <p>D. Museum/art gallery/exhibition centre</p> <p>E. Outdoor – Indoor game stadium/Park and Playground/Open Air Theatre</p> <p><b>Minimum Development Obligations (MDO)</b></p> <p>The bidder shall propose and develop at least two of the above usage options as their minimum development obligations.</p> <p>However, in case of infrastructure development with a built-up area of 3000 sq m and above, the bidder may choose any one of the above option as their MDO. The bidder should ensure that the project component so proposed is permissible as per the prevailing rules and regulations.</p> <p><b>Optional Development</b></p> <p>The bidder may propose and develop any additional usage options mentioned in 1.2.3 other than MDO as optional development</p>
7	Mode of Tendering	E-Tendering
8	E- Tendering Website	<a href="https://etenders.kerala.gov.in/">https://etenders.kerala.gov.in/</a>
9	Cost of RFP	The RFP shall be available to bidders free of cost for download on the Government of Kerala e-Procurement System.
10	Tender Fee	INR. 15,000/- plus GST (Rupees Fifteen Thousand Only plus GST) (Non-Refundable) to be paid online through e-payment mode on <a href="https://etenders.kerala.gov.in/">https://etenders.kerala.gov.in/</a>
11	Bid Security/EMD	INR 5,00,000/- (Rupees Five Lakhs Only)

Sl.No.	Item	Particulars
13	Date for issue of RFP Document	15-10-2025
14	Last date and time for submission of Queries via email by Bidders	22-10-2025
15	Date and Venue of Pre-Bid Meeting	A Pre-bid meeting may be convened upon request from interested bidders
16	Date and Time for online submission of Bids ( <b>Bid Due Date</b> )	03-11-2025, 6.55 pm
17	Date and Time for opening of Technical Bid	05-11-2025, 11.00 am
18	Last date for submission of physical copies of Technical Proposal.  <i>Physical copies of Technical Proposals of those Bidders who have already submitted it on ETenders website will only be accepted.</i>	06-11-2025, 10.00 am
19	Date and Time for opening of Financial Bid	Will be intimated later
20	Address & Contact details	The Chief Executive Officer Kerala Maritime Board Sasthamangalam – Pipinmoodu Rd, Thiruvananthapuram, 695010, Kerala, India. Phone: 0471-2910040/ 9544410029 Email: kmb.kerala@gmail.com
21	For e-Tendering assistance	0471- 2577088/188/388